

**THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, JANUARY 10, 2022**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The City Council Meeting was called to order at 7:00 pm by Mayor Keough and was held at 3515 Broad Street, Dexter, Michigan.

B. ROLL CALL:

Sanam Arab – Present
Paul Cousins – Present
Donna Fisher – Present
Jamie Griffin – Present
Wa-Louisa Hubbard – Present
Zach Michels – Present
Mayor Shawn Keough – Present

Student Representatives:

Alex Gilbert – Present
Eren Buyukbozkirli – Absent

Also attending: Justin Breyer, City Manager and City Clerk; Dan Schlaff, Public Services Superintendent; Tim Stewart, Assistant Public Services Superintendent; Josh Tanghe, Assistant to the City Manager, Marie Sherry, Treasurer; Pamela Weber, Recording Secretary; Robert Smith, Dexter Area Fire Department Chief (attending remotely); residents; and media

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – December 27, 2021

Motion Griffin; support Fisher to approve the minutes of the Regular City Council Meeting.

Ayes: Michels, Cousins, Fisher, Hubbard, Arab, Griffin, Keough
Nays: None
Motion carries

D. PRE-ARRANGED PARTICIPATION

None

E. APPROVAL OF AGENDA

Motion Fisher; support Arab to approve the Agenda as presented.

Ayes: Arab, Cousins, Fisher, Hubbard, Griffin, Michels, Keough

Nays: None

Motion carries

F. DECLARATION OF CONFLICTS OF INTEREST

None

G. PUBLIC HEARINGS:

None

H. NON-ARRANGED PARTICIPATION

John Sharf 5327 Webster Church Rd., stated that he is the newly appointed At Large Member on the DAFD Board. He indicated that he came to the Council meeting to listen to item L-1 so that he can get to know City Council's guiding principles for the fire station project.

I. COMMUNICATIONS:

1. Upcoming Meeting List:

Council Member Griffin noted that the City Council meetings should be listed to start at 7:00pm instead of 6:00pm

J. REPORTS:

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff provided his written report as per packet. Mr. Stewart provided the following updates to the two-week report:

- There are approximately 5 street light outages that have been resolved recently.
- A question was asked about the short or long-term implications for the City related to the NUBCo phosphorus violation. Mr. Stewart reported that NUBCo wanted to lower their testing frequency on other items, so the City agreed to allow them to cut those in half with the understanding they have six months to come up with a way to lower the phosphorus levels. The City will review it again in six months. If not improved, testing must increase again. The City is trying to work with NUBCo to get them to come into compliance.

- The bio-gas boiler is up and running and we are using the methane gas generated from the wastewater treatment plant.

2. Community Development Manager – Michelle Aniol

Ms. Aniol submitted her written report as per packet.

- A question was asked about the 150 Jeffords deed and whether it prevents food service in the lower commercial space. Ms. Aniol stated the deed does not allow for a full kitchen restaurant, but allows for lesser food service.

3. Board, Commission, & Other Reports-

None

4. Subcommittee Reports

None

5. City Manager Report – Justin Breyer

Mr. Breyer submitted his written report as per packet. Mr. Breyer provided the following update:

- The ice rink is open. Due to colder temperatures, we now have the necessary 3 inches of ice. There were a lot of skaters using the rink over the weekend.
- Welcome to the new Assistant to the City Manager, Josh Tanghe. Mr. Tanghe comes to the City of Dexter from the municipal consulting firm Munetrix and previously held an internship with Orion Township. He has been meeting other City employees, going on tours and was introduced to the election processes.
- As planned, City records have been relocated from 8140 Main St. to 3515 Broad St. DAFD can now relocate their water softener to the room that previously held the records.
- Ms. Griffin said she heard from residents on Broad Street that the flashing speed limit sign has been effective in slowing traffic. They had questions about how the rotation of that device is determined. Mr. Breyer indicated it is based on requests from city residents.
 - Mr. Breyer said we do have the ability to track the data that gets recorded on the device.
 - Ms. Griffin said she has seen solar powered speed detectors that appeared to be permanent and wondered about the cost.

Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet. Mr. Keough provided the following updates:

- Happy New Year!

- I would like to schedule the first two goal setting sessions for City Council to kick off the fiscal year planning process for FY 2022/2023. I am proposing the following dates and discussion topics for the first two goal setting workshops:
 1. Saturday, January 29, 2022 from 9 am to noon to review the goals and objectives document that we reviewed last year, but never formally adopted, and discuss how to implement a community survey. Take the topics and/or questions gathered from Council Members ahead of time, review them, and put them together.
 2. Tentative date of Saturday, February 26, 2022 from 9 am to noon to review and discuss the results of the community survey and discuss other community goals and ideas.
- Mayor Keough described his role as the Chair of the Dexter Area Fire Board and related it to overseeing Council meetings. He indicated that his goals are supporting the board, communicating, and encouraging communication.
- There was discussion about the development of questions for a community survey. It was recommended that Council Members submit information and questions prior to the January 29th meeting.
- The invitation to visit the Creekside classroom was delayed due to Covid. It will be rescheduled at a later date.
- The DDA effort to solicit Requests for Proposal yielded no responses.
- The DAFD board is a three-communities board of seven members. There are two from the City of Dexter, two from Webster Township and two from Dexter Township. Mr. John Sharf is the rotating seventh member At Large. Mayor Keough is now chairperson of this board.
- Proposing to hold the City Manager review in April.
- The draft Budget is typically due in May.

6. Council Member Reports
None

K. CONSENT AGENDA:

1. Consideration of: Bills & Payroll in the amount of: \$102,689.88
2. Consideration of: Setting Dates for the Board of Review's March, July, and December Meetings
3. Consideration of: Arbor Care Proposal for Winter Tree Maintenance

Motion Fisher; support Arab to approve items 1-3 of the Consent Agenda.

Ayes: Fisher, Griffin, Cousins, Hubbard, Michels, Arab, Keough

Nays: None

Motion carries

L. UNFINISHED BUSINESS-Consideration and Discussion of:

1. Discussion of: Fire Station Guiding Principles and Next Steps

City Council discussed the following items related to the Fire Station Guiding Principles and next steps:

- Identifying the problem and problem statement.
- City Council would like input from residents, and is hoping to glean information from the upcoming survey.
- Managing interlocal cooperation.
- Timing of activities in relation to election deadlines.
- Period of time for which the building is designed to meet the needs of the community.

2. Consideration of: Forest Street Sidewalk Connection

Motion Michels; support Fisher to postpone approval of work for the Forest Street Sidewalk Connection to allow time to consider other alternatives.

Ayes: Hubbard, Griffin, Fisher, Michels, Arab, Cousins, Keough

Nays: None

Motion carries

3 Consideration of: Road Intersections and Signals Evaluation Proposal from OHM Advisors for an Amount not to Exceed \$6,500.

Motion Michels; support Griffin to approve Task 1 of the OHM proposal for evaluation of the traffic signal timing at Main Street at Baker Road for the estimated cost of \$1,300.

Ayes: Arab, Cousins, Fisher, Hubbard, Michels, Griffin, Keough

Nays: None

Motion carries

Motion Michels, support Griffin to approve Task 2 of the OHM proposal for evaluation of the traffic signal timing at Dexter Ann Arbor Road at Dan Hoey Road for the estimated cost of \$250.

Ayes: Griffin, Fisher, Michels, Arab, Hubbard, Cousins, Keough

Nays: None

Motion carries

M. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Board of Review Hardship Guidelines

Motion Michels; support Fisher to adopt the Resolution to Set 2022 Hardship Exemption Guidelines as recommended by the Board of Review with updates to the Guidelines document to ensure a factor of 2.2 of federal poverty income level

Ayes: Cousins, Hubbard, Fisher, Arab, Griffin, Michels, Keough

Nays: None

Motion carries

2. Discussion of: Parks and Recreation Mill Creek Park Project Request

City Council discussed the following relating to the Parks and Recreation Commission's proposed Mill Creek Park project:

- The Parks and Recreation Commission wanted a more detailed design so they recommended, and City Council approved a contract with SmithGroup. The Commission issued an invitation to various boards and commissions to: 1) discuss the project, using a list of questions; and 2) select two representatives to attend a Parks and Recreation Commission meeting in February to provide feedback and participate in design discussions. The boards and committees included in this invitation are: City Council, Planning Commission, Arts, Culture, and Heritage Committee, DDA, and the Library Board.
- It was suggested that student representative Alex Gilbert be one of the City Council representatives at the Parks and Recreation meeting.
- Whether the fire station project should have an impact in the planning or design of the project.
- There was a positive response to the questions being proposed and the process of including others in the design discussion.

3. Consideration of: Fifth Amendment to the Grandview Commons Master Deed

Motion Michels; support Hubbard that based on the information provided by the applicant, staff, the City Attorney and OHM, and reflected in the minutes of its January 10, 2022 meeting, City Council approves the Fifth Amendment to the Master Deed of Grandview Commons, dated November 22, 2021 and Replat No. 5 to the Subdivision Plan (Exhibit B Drawing) to the Master Deed of Grandview Commons, revision dated January 5, 2022, subject to the following conditions:

1. The pedestrian pathway easement shall be provided for administrative review, with the preliminary zoning compliance application for the third building in Phase 3.
2. Applicant shall obtain a temporary construction/grading easement from the adjacent

property owner (to the west).
3. Staff and OHM reviews, dated January 5, 2022.

Ayes: Cousins, Griffin, Arab, Michels, Hubbard, Fisher, Keough
Nays: None
Motion carries

N. COUNCIL COMMENTS (paraphrased or summarized by Recording Secretary)

Michels:	Sometimes we look to traffic solutions via data collection, others are design related. Like the green lines that designate bike lanes. As a representative on the DAFD Board, I am a conduit to bring information to City Council. DAFD has been discussing a cost recovery ordinance, and I will be bringing that to City Council at the next meeting. I noticed that the Cedars is not in the tree canopy area, are they responsible for their own trees? Shared ice rink trivia.
Cousins:	None
Fisher:	None
Hubbard:	None
Arab:	Dexter Crossing could use one of the flashing speed limit signs once in a while. Very encouraged with the fire station conversation today. Related to the problem categories, I will submit my thoughts.
Griffin:	At 5 th and Dover, I would like to see increased enforcement first, or adding a white stop bar that tells people where to stop as people are not stopping and they are speeding down Dover. There are issues on Dan Hoey as well. Not sure what our role is in dealing with traffic jams related to the schools. Could we have an itemized list for the proposed renovation priorities with relation to the new city hall building and occupancy, safety, or basic functionality?
Student Representatives:	
Gilbert:	None
Buyukbozkirli:	Absent

O. NON-ARRANGED PARTICIPATION

None

P. ADJOURNMENT

Motion Fisher; support Griffin to adjourn the meeting at 9:13 pm.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
City Manager and City Clerk

Approved for Filing: _____